

*Adopted: March 28, 2008*

**PERMANENT LAND PROTECTION COMMITTEE MEETING**

Richard J. Sullivan Center  
15C Springfield Road  
New Lisbon, New Jersey  
January 25, 2008 1:00 p.m.

**MINUTES**

**MEMBERS IN ATTENDANCE:** Candace Ashmun (Committee Chairperson), Paul E. Galletta, John Haas, Robert Hagaman

**OTHER COMMISSIONERS PRESENT:** None

**STAFF PRESENT:** John C. Stokes, Larry Liggett, Susan Grogan, Tom Stanuikynas, Linda DiCicco, Betsy Piner and Michael Yaffe

Chairperson Ashmun called the meeting to order at 1:01 p.m.

**1. Adoption of minutes from the November 28, 2007 Permanent Land Protection Committee meeting.**

Commissioner Haas moved the adoption of the minutes of the November 28, 2007 Committee meeting. Commissioner Hagaman seconded and all were in favor.

**2. Update on applications to the Pinelands Conservation Fund, Conservation Resources, Inc. – Presented by Michael Catania and Jon Wagar.**

A. Two projects are ready to proceed to grant agreement one which is ready to close. One request was withdrawn and the others are in various stages of completeness. Mr. Catania is recommending another 90 days for the remaining nine projects. If they do not meet the 90-day requirement it will not disqualify them from reapplying again.

- 1) Capri Property in Buena Vista Township and Sarama Homes in Jackson Township are ready with closing dates – no action is needed.
- 2) Amatol in Mullica Township – the landowner rejected the offer.

There were not enough members for a quorum to vote on all requests for extensions. The 120-day extension will conclude in February. After the next Commission meeting on February 8, 2008 there will be a special PLP

meeting to vote on 90-day extensions for the other nine projects. At this meeting a financial statement will be provided.

- B. Mr. Catania suggested opening another request for applications with a deadline before the expiration of the additional 90-day extension to keep the projects moving along.

**3. Public Comments - part one. Mr. Vivas had not yet arrived for his presentation so the public was invited to comment at this time.**

- A. Fred Akers, Executive Director, Great Egg Harbor Watershed Association – Mr. Akers attended a meeting with Congressman LoBiondo and the Delaware Bay Shore. He spoke with them regarding more funds for land and water conservation because this is seriously under funded.
- B. Commissioner Hagaman left the meeting at 1:23.
- C. Tom Stanuikynas – he received a letter from Senators Lautenberg and Menendez regarding the appropriations request form. They cannot guarantee project funding and suggested contacting one of our House representatives, which Mr. Stanuikynas did.

There was a meeting break at 1:25 while waiting for Mr. Vivas. The meeting returned to session at 1:37.

**4. Update from the Pinelands Development Credit (PDC) Bank – presented by Mr. Guillermo Vivas, Executive Director of the PDC Bank.**

- A. Mr. Vivas stated that the plans for outreach are in-place.
  - 1) He received a report from John LaMacchia regarding data on individuals with Letters of Interpretation (LOIs).
  - 2) He is targeting individual areas with the possibility of mailing to property owners with vacant land and farms and sending them an invitation to a PDC meeting.
- B. He mentioned that he has no staff and is running the PDC bank alone. The Department of Banking and Insurance (DOBI) is trying to find him a full-time employee.
- C. Last year there were 21 severance applications and a total of 18 full credits issued. In 2006 there were 44 severance applications and a total of 90.75 full credits issued. In 2005 there were 80 severance applications and 175.75 full credits issued.
- D. Another problem is once the application is complete, Deed Restrictions can take time to be recorded by the Counties.
- E. 16 applications are currently pending.

- F. John Stokes mentioned concern about the outreach. He suggested a mass mailing as this will have a far greater impact than small group meetings. A list of property owners who are eligible to participate will be needed (NJ Parcel on-line was suggested for this). Mr. Stokes invited Mr. Vivas to talk with Susan Grogan, Tom Stanuikynas, Betsy Piner and Russ Davis to see what can be provided. The possibility of a mail-order house was suggested as was the idea of a postcard versus a long letter. New Jersey Builders Association has also made suggestions to improve the sales environment. Mr. Stokes also mentioned that perhaps the Bank could auction sales so people are not giving up ownership of right directly to the Bank.
- G. Commissioner Haas recommended that Mr. Vivas return in six months with an update.

**5. Public Comments – part two**

- A. Jay Mounier commented on the PDC program. He stated we need to look at the cost of rights versus severances and that there is a strong correlation between price and activity. He also commented on the duration of LOIs stating two years is not enough time.

**6. Other Items of interest**

none

Commissioner Haas moved to adjourn the meeting. Commissioner Galletta seconded and all were in favor.

The meeting adjourned at 2:12 p.m.

**/CS18A**

## **PERMANENT LAND PROTECTION COMMITTEE MEETING**

Richard J. Sullivan Center  
15C Springfield Road  
New Lisbon, New Jersey  
January 25, 2008 1:00 p.m.

### **SUMMARY**

The Committee adopted the minutes of the November 28, 2007 meeting.

The Committee received an update from Michael Catania and Jon Wagar from Conservation Resources, Inc., regarding the Conservation Fund acquisition projects. Due to the absence of a quorum, the committee will meet on February 8, 2008 after the Commission meeting to vote on the 90-day extension for funding.

The Committee received an updated on the Pinelands Development Credit Bank (PDC) by Guillermo Vivas, Executive Director of the PDC Bank.

Public Comments were made by Fred Akers, Executive Director, Greater Egg Harbor Watershed Association, and former Commissioner Jay Mounier.